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March 6, 2007

Board of Selectmen  
472 Main Street  
Acton, MA 01720

Re: Bravo – 288 Main Street  
Site Plan Special Permit 7/11/06-409  
6270

Dear Board Members:

The purpose of this letter is to address the Planning Department's recommendation that provisions be made to provide vehicle access through Mr. Bravo's property for use by residents of adjacent developments if they ever should occur.

The Acton Zoning Bylaw does not require such a connection between Lots in this District.

Mr. Bravo is concerned that the connections would allow persons over whom he has no control to pass and re-pass over his property in close proximity to his proposed residence and decrease the safety of the driveways and other areas of his property.

Not knowing the extent of the proposed developments on the adjacent properties, Mr. Bravo is concerned that they may be developed to a higher density and in a less appropriate manner than his proposed development.

As an example and as indicated in the Site Plan's Zoning Analysis, Mr. Bravo could develop his property with a density of 10 dwelling units, instead of the four units he proposes. Developments of this magnitude with a connection through the rear of Mr. Bravo's site will not be in keeping with the Purpose of the Zoning Bylaw [Section 1.2].

It was indicated by the Town that the access might be limited to delivery vehicles. Such vehicles require excessive turning radiuses. While they can turn around on Mr. Bravo's site as presently designed, the routing of such vehicles through the site will only hinder site aesthetics and safety.

As stated in our previous letter, delivery personnel will most likely park on one site and make deliveries to other sites by walking.

The development of Mr. Bravo's property provides adequate access for emergency vehicles and the building will have fire suppression sprinklers. Access through the site for emergency vehicles is not required.

It is our opinion that pedestrian movements between site would best be via the Town's sidewalk.

In summary it is the opinion of this office that any connection between Mr. Bravo's property and adjacent properties are not appropriate and not required by The Acton Zoning Bylaw.

Thank you for any consideration you may give this matter.

Very truly yours,  
Mark T. Donohoe, PE

For:  
Acton Survey & Engineering, Inc.

cc: Edward Bravo

